

URBAN RENEWAL PLAN

JONESTOWN

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URBAN RENEWAL PLAN

JONESTOWN

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 78-939
DECEMBER 14, 1978

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated December 26, 1979 and revised April 16, 1980, approved by the Mayor and City Council of Baltimore by Ordinance No. 91, dated June 12, 1980.
- II. Amendment No. 2, dated November 17, 1986 and revised March 2, 1987, approved by the Mayor and City Council of Baltimore by Ordinance No. 920, dated April 24, 1987.
- III. Amendment No. 3, dated February 12, 1998, approved by the Mayor and City Council of Baltimore by Ordinance No. 98-266, dated May 14, 1998.
- IV. Amendment No. 4, dated May 10, 1999, approved by the Mayor and City Council of Baltimore by Ordinance No. 99-567, dated December 2, 1999.
- V. Amendment No. 5, dated January 22, 2001, approved by the Mayor and City Council of Baltimore by Ordinance No. 01-153, dated March 19, 2001.
- VI. Amendment No. 6, dated June 13, 2001, approved by the Mayor and City Council of Baltimore by Ordinance No. 01-275, dated December 19, 2001.
- VII. Amendment No. 7, dated February 25, 2002, approved by the Mayor and City Council of Baltimore by Ordinance No. 02-363, dated June 17, 2002.
- VIII. Amendment No. 8, dated May 10, 2004, approved by the Mayor and City Council of Baltimore by Ordinance No. 04-797, dated July 23, 2004.

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JONESTOWN URBAN RENEWAL PLAN

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the south side of Pratt Street and the east side of Slemmers Alley; thence binding on the east side of Slemmers Alley northerly to intersect the north side of Granby Street; thence binding on the north side of Granby Street easterly to intersect the southwest corner of the property known as 104 Albemarle Street; thence running northwesterly and southwesterly along the western lot line of 104 Albemarle Street, and continuing in a southwesterly direction to intersect the southwest corner of 835 E. Lombard Street; thence binding on the southwest corner of 835 E. Lombard Street northwesterly to the south side of E. Lombard Street; thence binding on the south side of E. Lombard Street southwesterly to intersect an extended straight line of the east side of the Jones Falls Boulevard; thence binding on the east side of the Jones Falls Boulevard northwesterly, crossing E. Baltimore Street to a point of intersection with the northern right-of-way line of E. Baltimore Street; from this point there will be a continuance in a straight line from aforementioned extended straight line of said east side of the Jones Falls Boulevard and become the eastern right-of-way line of the Fallsway; thence binding on the east side of the Fallsway northerly to intersect the south side of E. Lexington Street; thence binding on the south side of E. Lexington Street easterly to intersect the center line of N. Front Street; thence binding on the center line of N. Front Street southerly to intersect the center line of Fayette Street; thence binding on the center line of Fayette Street easterly to intersect an extended straight line of the east side of Colvin Street; thence binding on said extended straight line northwesterly, crossing Fayette Street, to intersect the south side of Low Street; thence binding on the south side of Low Street northeasterly to intersect the south side of Orleans Street; thence binding on the south side of Orleans Street easterly to intersect the west side of Lewis Street; thence binding on the west side of Lewis Street southerly to intersect the southwest corner of Lewis and Mullikin Streets; thence binding on the southwest corner of Lewis and Mullikin Streets; running easterly to the west side of N. Central Avenue; thence binding on the west side of N. Central Avenue southerly to intersect the south side of Pratt Street; thence binding on the south side of Pratt Street southwesterly to the point of beginning.

2. Objectives and Reasons for the Various Provisions of this Plan

- a. To protect the area from blighting influences through clearance, rehabilitation of sound structures, and redevelopment.
- b. To provide, to the extent feasible, a full range of recreational facilities including recreation centers, playfields, parks, playgrounds and passive recreation areas.

- c. To provide housing resources for low- and moderate-income families through rehabilitation or redevelopment.
- d. To bring about general physical and social improvements in the area by coordinated public and private improvements.
- e. To establish a link between historic structures in Jonestown through new development, rehabilitation and/or provision of open space, and in so doing provide the opportunity for the development of exhibition and museum buildings for the display of materials relating to the historical development of Baltimore.
- f. To promote commercial revitalization of the E. Baltimore Street and E. Lombard Street corridors, and in so doing attract commercial services needed by the Jonestown community.
- g. To accommodate the expansion and consolidation of local industry, maintaining the Central Avenue corridor, particularly as a business, industrial and employment area.
- h. To establish minimum, comprehensive design and rehabilitation standards that will enhance the area.
- i. To assure harmonious development by requiring that all plans for new construction, exterior rehabilitation, change in use or demolition be reviewed and approved for consistency with the objectives of this Plan.
- j. To protect the existing historical street patterns and circulation, promote restoration of the street pattern where it has been altered, and prevent the closure or directional change on Baltimore, High, and Exeter Streets. (Specifically, Baltimore Street should remain two-way, and Exeter and High Streets should not be closed.)
- k. To encourage uses and development that provide pedestrian friendly activities.
- l. To provide new uses that bring a significant number of opportunities for new employment to area residents and which can be filled through first-source hiring agreements.
- m. To require a higher standard of architectural quality that relates to and compliments the existing historic architectural character of the urban renewal area.

B. LAND USE PLAN

1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Office-Residential, Community Business, Community Business A, Community Commercial, Commercial A *, Industrial, and Public.

* (Amendment No. 7 established Commercial B land use (*see B.1.g. below*) but did not add reference to same here.)

Accessory uses (uses incidental and subordinate to, and serving the principal use) including landscaping, off-street parking, and loading will be permitted. In addition, certain uses will be permitted to continue, subject to the provisions governing non-complying and non-conforming uses set forth below.

a. Residential

In the area designated as Residential on the Land Use Plan Map, the permitted uses shall be limited to those uses permitted in the R-8 district by the Zoning Ordinance of Baltimore City.

b. Office-Residential

In the area designated as Office-Residential on the Land Use Plan Map, the uses shall be limited to churches, temples, synagogues, museums, parks/plazas and accessory uses.

c. Community Business

In the area designated as Community Business on the Land Use Plan Map, uses shall be limited to those uses permitted in the B-2 category of the Zoning Ordinance of Baltimore City except for the following uses which are not permitted: amusement devices; auction rooms; auto accessory stores; blood donor centers; check cashing agencies; community correction centers; drug abuse and rehabilitation centers; fraternity and sorority houses; helistops; homes for the rehabilitation of non-bedridden alcoholic persons and for care and custody of homeless persons; hotels and motels with over 20 rooms; garages, other than accessory for storage, repair, and servicing of motor vehicles, not over one and one-half ton; hand gun sales; liquor stores; massage salons; parole and probation field offices; pawn shops; private clubs and lodges, non-profit; restaurants drive-in; rifle and shot gun sales; small electrical appliances (beepers sales); and taverns.

d. Community Business A

All uses permitted in Subsection B.1.c. Community Business above shall be permitted. In addition, the following uses are also permitted: auto accessory stores; display rooms and exhibit rooms.

e. Community Commercial

All uses permitted in the Community Business category shall be permitted in the area designated as Community Commercial on the Land Use Plan Map: in addition, the following uses shall be permitted:

Animal hospitals; artisans' and craft work; automobile accessory stores, including repair and installation services; automobile glass and mirror shops; automobile painting shops; automobile seat cover and convertible top establishments; awnings, storm windows, and doors - sales and service; bakeries, including the sale of bakery products to restaurants; battery and tire sales and service; boat sales, rental, and repair establishments; bookbinding; building and lumber material sales establishments with shops and yards; carpet and rug cleaning establishments; cartage and express facilities; computer centers; contractor and construction shops and yards; convalescent, nursing, and rest homes; dry cleaning establishments; food stores; fire and police stations; food commissaries; frozen food lockers; hiring halls and work distribution centers; hospitals; industrial supplies - sales; laboratories - research and testing; launderettes; laundries; machinery - sales, rental, and service; mail order houses; maritime suppliers; meat markets, including the sale of meats and meat products to restaurants, hotels, clubs, and other similar establishments; milk and dairy products - processing and distribution; model homes and garage displays; model slot car racing centers; monument sales establishments, with incidental processing to order; motor vehicle rental establishments; motor vehicle sales; moving and storage establishments; open off-street parking areas, other than accessory, for the parking of four or more motor vehicles; parcel printing and developing establishments; pay distribution centers; photographing, printing and developing establishments; plumbing, heating, and electrical equipment showrooms and shops; printing and publishing; public utility service centers; repeater, transformer, pumping, booster, switching, conditioning, regulating stations, and other similar installations; restaurants and lunch rooms; schools, commercial; schools, trade; ship establishments; trailer sales and rental; union halls; upholstering shops; vending machines, for the retail sale of products; warehousing, wholesaling, distribution and storage activities; welding equipment and supplies - sales and service; woodworking, custom and custom furniture making shops.

f. Commercial A

In the area designated Commercial A on the Land Use Plan Map, permitted uses shall be limited to the following:

Antique shops; art and school supply stores; art needlework shops; artisans and craft work; auction rooms; automatic banking terminals; banks and building loan associations; barber shops; beauty shops; bicycle sales, rental, and repair stores; blueprinting and photostatting establishments; book and magazine stores and similar establishments (Class A); bus and transit turn arounds and passenger shelters; bus and transit passenger stations and terminals*; business and office machine sales, rental and service; camera and photographic supply stores; candy and ice cream stores; carpet and rug stores; carry out food shops; catering establishments, food; china and glassware stores; clothing and costume rental stores; coin and philatelic stores; communications systems - sales and services; data processing service; drug stores and pharmacies; dwellings; electrical and household appliance stores, including repair; fabric shops; florist shops; food stores, grocery stores, meat markets, bakeries, and delicatessens;

furniture stores - including upholstery, when conducted as an accessory use; furrier shops - including the accessory storage and conditioning of furs; gift and card shops; hardware stores; hobby shops; interior decorating shops - including upholstering and making of draperies, slip covers, and other similar articles, when conducted as an accessory use; jewelry stores - including watch repair; junior colleges, colleges, business colleges, and universities; laboratories - medical and dental; leather goods and luggage stores; libraries and art galleries; meeting and banquet halls; millinery shops, museums, aquariums, and planetariums; musical instrument sales and repair; newsstands; novelty shops; offices - business, governmental, and professional; office supply stores; off-street parking garages, other than accessory, for the parking of four or more motor vehicles; open off-street parking areas, other than accessory, for the parking of four or more motor vehicles; outdoor table service when accessory to a restaurant use*; paint, wallpaper, tile, and floor covering stores; parks and playgrounds; philanthropic and charitable institutions; phonograph record and sheet music stores; photocopying service; photographers; picture framing shops - when conducted for retail trade on the premises; planned developments*, business - in accordance with Chapter 12 of the Zoning Ordinance of Baltimore City; printing establishments - not more than ten employees on the premises in addition to one owner or manager; radio and television antennas and towers - accessory or non-accessory - when less than 25 feet above the building on which they are mounted; radio and television sales and service; radio and television stations and studios; recreational buildings and community centers; recording studios; restaurants and lunch rooms - but not including live entertainment or dancing; schools, elementary and secondary; schools and studios - music, dance, and business; shoe and hat repair stores; shoeshine parlors; signs, as regulated by Chapter 10 of the Zoning Ordinance of Baltimore City; stationery stores; storage of building materials and equipment and temporary structures for on-site construction purposes - for a period not to exceed the duration of active construction; tailor or dressmaking shops, for custom work or repairs; temporary real estate sales offices, for the purpose of conducting the sale of lots or improvements in the development in which such office is located - for a period not to exceed the duration of construction and for one year thereafter; theatres*; ticket agencies; tobacco shops; toy stores; travel bureaus; upholstering shops; variety stores; vending machines - for the retail sale of ice and milk; watch and clock shops; wearing apparel shops.

* Conditional uses subject to the provisions of Chapters 6 and 11 of the Zoning Ordinance of Baltimore City.

g. Commercial B

All uses permitted in the Commercial A category shall be permitted in the area designated Commercial B on Exhibit 1, Land Use Plan. In addition, the following uses are permitted:

Hotels and motels; restaurants with live entertainment and dancing; and outdoor table service when accessory to a hotel, motel, restaurant, museum, or meeting and banquet hall.

g. Industrial

In the area designated as Industrial on the Land Use Plan Map, the following uses shall be permitted:

Light manufacturing and related activities of a relatively nuisance-free nature, compatible with adjacent residential and commercial uses, wholesaling, distribution, warehousing and storage activities; the expansion of existing businesses in the area for additional building space.

h. Public

In the area designated Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas and malls, active and passive recreation, schools and related educational facilities, neighborhood centers, public offices, museums and museum related development which may include retail concessions, libraries, fire houses, parking, and other public facilities.

i. Non-Conforming

A non-conforming use is any lawfully existing use of a building or other structure, or of land, which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning". Non-conforming uses shall be permitted to continue subject to the provisions of Chapter 8 of said Article 30, "Non-Conformance".

j. Non-Complying

A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended) titled "Zoning", is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use - when such term is used herein - is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) Any non-complying land use which is discontinued for a period exceeding 24 months shall not be reestablished;
- (2) No change in the permanent physical members of a structure, such as bearing walls, columns, beams, or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan;

(3) No non-complying land use shall be changed to any other non-complying land use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to All Land and Property to be Acquired

The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto.

(1) General Provisions

- (a) No buildings, structures, or parking areas shall be constructed over an easement within the project area without the prior written consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works.
- (b) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted to remain outside buildings, except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- (c) All land not covered by structures, paved parking, loading or related service areas; paved areas for pedestrian circulation; or decorative surface treatments shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscaping should be determined by the nature of the development and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide visual harmony.
- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) All property rehabilitation and design guidelines as outlined in Appendix A shall also apply unless waived in advance by the Commissioner of Housing and Community Development.

(2) Off-Street Parking Requirements

- (a) Parking spaces on all lots for development shall be provided as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.

Screening shall consist of a masonry wall and/or decorative metal fence, not less than 42 inches in height; in combination with landscaping. Razor wire or other types of security fencing are prohibited. Screening and landscaping shall be maintained in good condition and shall be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.

- (b) All required parking spaces shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.
- (c) All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated.

(3) Redeveloper's Obligations

- (a) The Redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof or any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Redeveloper shall comply with all state and local laws in effect from time to time prohibiting discrimination or segregation.
- (b) The Redeveloper shall devote the land to those uses specified in this Plan and to no other uses.
- (c) The Redeveloper shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Plan and the disposition instruments, and he shall further agree not to sell, lease or otherwise transfer the interest he acquired or any part thereof without the prior written consent of the Commissioner of the Department of Housing and Community Development or until the Department shall have certified in writing that the Redeveloper has completed the improvements, construction and development in the area.

(4) Commercial Development

- (a) Disposition Lot 1 - The use of this lot shall be Community Commercial, limited to off-street parking.
- (b) Disposition Lots 3 through 13, 17, and 23 through 25 - The use of these lots shall be Community Commercial, limited to the uses specified in Section B.1.e. of this Plan.

- (c) Disposition Lot 15 - The use of this lot shall be Community Commercial, limited to the uses specified in Section B.1.e. of this Plan.
- (d) Disposition Lot 18 - The use of this lot shall be Community Commercial, limited to landscaping.
- (e) Disposition Lot 27 shall be rehabilitated and/or otherwise developed for uses permitted under the B-2 category of the Zoning Ordinance of Baltimore City, including residential use and parking. This development shall comply with the requirements set forth in Section B.2.a. above, and the property rehabilitation standards contained in this Plan.
- (f) Disposition Lots 33, 34, 35, 36, and 37 shall be rehabilitated and/or otherwise developed for uses permitted under the B-3-3 and M-1-3 categories of the Zoning Ordinance of Baltimore City, but shall not include residential uses or the following:

Restaurants, drive-in; carry-out food shops; adult entertainment; class B bookstores; peep shows; truck terminals; parole and probation offices; liquor stores-package goods; automobile accessory stores; blood donor centers, employment agencies; pawn shops; amusement establishments and arcades; automobile accessory stores- including repair and installation services; contractor and construction shops and yards; homes for the rehabilitation of the non-bedridden alcoholic persons and for the care and custody of homeless persons; drug abuse rehabilitation and treatment centers; penal and correctional institutions; and half-way houses.

The Floor Area Ratio (FAR) for Disposition Lots 33, 34, 35, and 36 shall be 3.5. Disposition Lot 37, original Hendler Building, is for rehabilitation only.

Site improvements will be the responsibility of the developer and must be completed in conjunction with building development at these sites. Maintenance of site improvements shall be the responsibility of the property owner. This development shall comply with the property rehabilitation standards set forth in Appendix A of this Plan, the additional standards in this section, and shall be reviewed by the Design Advisory Panel of Baltimore City or Baltimore Development Corporation's Architectural Review Board.

The following design restrictions shall apply only to Disposition Lots 33, 34, 35, 36, and 37.

- i. There shall be no building setbacks on Baltimore Street.
- ii. A minimum of 60 percent of the street frontage on Baltimore Street shall be constructed with a building.

- iii. Building height at the property line shall be required to be a minimum of 20 feet and a maximum of 40 feet. Building height beginning at a setback of 20 feet shall be governed by a maximum floor area ratio of 3.5.
- iv. A minimum of 25 percent of the building facade of Baltimore Street shall be fenestrated.
- v. Security grilles may only be used when they are on the interior the building. No exterior security grilles will be permitted.
- vi. Exterior building materials on the Baltimore Street façade shall be of red brick with decorative articulation at a minimum around windows, doors, and at the cornice line. Sides of buildings facing a public alley or street other than Baltimore Street shall be finished with brick, high quality paint, stucco, or decorative block finish. Unfinished concrete block shall not be used on any façade.
- vii. There shall be no vehicular curb cuts on Baltimore Street, with the exception of one allowed curb cut in the 1000 block of Baltimore Street. All vehicular access shall be from public alleys, side streets, or Fayette Street.
- viii. All parking and loading areas shall be fenced with a masonry wall or a decorative metal fence in combination with landscaping. Screening shall be between 42" and 72" in height. Razor wire or other types of security fencing are strictly prohibited.
- ix. No free-standing pole signs shall be allowed. Monument signs, in which the signed portion is integral to the base and architecturally related, are permitted but are restricted to a height of 6 feet and no more than 20 square feet in size. No internally illuminated signs shall be permitted on Baltimore Street or within 20 feet of the corner of Baltimore Street. Signs shall be limited to one per street frontage.

(5) Public Development

- (a) Disposition Lot 14 - The use of this lot shall be public, limited to a day care center.
- (b) Disposition Lots 26 and 30 - These lots shall be developed for use as public off-street parking facilities. These facilities shall comply with the requirements set forth in Section B.2.a. of this Plan.

(6) Industrial Development

- (a) Disposition Lot 16 - The use of this lot shall be industrial, limited to the uses specified in Section B.1.g. of this Plan.

(b) Disposition Lot 31

- i. The use of this lot shall be developed as industrial use to include expansion of existing firms in the area.
- ii. The maximum floor area ratio shall not exceed 6.0.
- iii. No building setback shall be required.
- iv. Adequate off-street loading facilities shall be provided on all lots for development.
- v. All loading and maneuvering of service vehicles and all other related service activities necessary to the operation of the development shall be accommodated entirely within the lot lines.
- vi. No noxious trade or activity shall be carried on within the project area, nor shall anything be done therein which may be or become an annoyance or a nuisance to the project area by reason of unsightliness or the excessive emission of odors, dust, fumes, smoke, noise, glare or heat.

(7) Office-Residential Development

- (a) Disposition Lots 28 and 29a - These lots shall be developed as a monumental park/plaza in conjunction with the adjacent historically significant synagogues. No off-street parking is required.
- (b) Disposition Lot 32 - This lot shall be developed for off-street parking in conjunction with the adjacent Saint Vincent de Paul Church.
- (c) Disposition Lot 59 – This lot shall be used for open space in conjunction with the adjacent Saint Vincent de Paul Church.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan.

(2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use

- (a) All plans for new construction (including parking lots), exterior rehabilitation, or change in use of any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Only upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.
- (b) All rehabilitation standards and design guidelines as outlined in Appendix A shall apply unless waived in advance by the Commissioner of Housing and Community Development.

(3) Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the Urban Renewal Plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation, and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

(4) Off-Street Parking Requirements

- (a) Parking spaces on all lots for development shall be provided as established in the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than 4 feet in height; in lieu of such wall or fence, a compact evergreen hedge of not less than 4 feet in height at time of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.

(b) All required parking spaces shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.

(c) All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated.

c. PUD Standards and Controls

To the extent there exists any conflict between the provisions of this Renewal Plan and the standards and controls of any Planned Unit Development legislation approved by the Mayor and City Council (“PUD”), the standards and controls of the PUD, including, without limitation, those affecting use, parking, access, aesthetic controls, setbacks, specific lot controls, and bulk regulations, control.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

a. Purposes for Acquiring Properties Within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired either for clearance and redevelopment, for rehabilitation, or for public facilities.

b. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

It may be necessary to acquire by purchase or by condemnation, for urban renewal purposes, the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in Jonestown not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

(a) Any property in the project area containing a non-salvable structure, i.e., a structure which, in the opinion of the Commissioner of the Department of Housing and Community Development, cannot be economically rehabilitated.

(b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within twelve (12) months from the date of written notice of the required improvements; the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of

Baltimore City may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after ninety (90) days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written ninety (90) days notice by the Department of Housing and Community Development.

(2) Rehabilitation by the Department of Housing and Community Development or Others

It may be necessary to acquire, by purchase or by condemnation, the fee simple interest or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map, in order to carry out rehabilitation by the Department of Housing and Community Development or for resale.

These properties are being acquired because:

- (a) it is necessary to make residential structures available for low- and moderate-income families; or
- (b) rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- (c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

c. Actions To Be Followed by the Department of Housing and Community Development Upon Acquisition of Properties

Upon acquisition of properties, the Department of Housing and Community Development will either:

- (1) demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (2) sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
- (3) rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. In addition, the cleaning of masonry façades by means of sandblasting shall be prohibited on all properties within the project area, except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning and where, in the Commissioner's opinion, it will not cause damage to historic building materials.

Over and above the codes and ordinances of Baltimore City, the provisions set forth in Appendix A shall be applied to those non-residential properties, within the blocks indicated in said Appendix A, whether occupied or vacant, other than those to be acquired for clearance.

3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the project area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the project area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the project area, shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial redevelopment proposals.

4. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed Of

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation in the project area with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the project area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration,

but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks, and the harmony of the plans with the surrounding.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

(2) Land Not to Be Acquired

Under the provisions of Section B.2.b., the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use or demolition of any property not to be acquired.

b. Design Objectives

(1) Building Design Objectives

Each building unit, whether existing or proposed, shall be an integral element of the overall design and shall reflect and complement the character of the surrounding area.

Non-residential buildings shall be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building façades shall be complementary to those adjacent in terms of amenity and appearance.

(2) Parking Design Objectives

Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas shall be screened from adjacent streets with a masonry wall or decorative fence in combination with landscaping. Screening shall not be lower than 42 inches in height. Razor wire or other type of security fencing is prohibited.

Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement which services the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic.

(3) Loading Design Objectives

Loading spaces shall be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

(4) Street, Pedestrian Walkways and Open Space Objectives

Developers shall provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian walkways and open spaces including street furniture and signs, shall be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

(5) Landscape Design Objectives

A coordinated landscape program shall be developed covering the entire area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement. Landscaping shall include trees, shrubbery, and plantings in combination with related paving and surface treatment.

c. Community Review

The Department of Housing and Community Development may submit to the Jonestown Planning Council, or its successor or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named Council, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation of any property not to be acquired. The Jonestown Planning Council, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than three (3) weeks after the proposals and/or plans have been submitted to the Jonestown Planning Council, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

The Commissioner of the Department of Housing and Community Development may grant a waiver from the design restrictions contained in Section B.2.a.(4)(f) for Disposition Lots 33, 34, 35, 36, and 37.

5. Land Disposition

- a. Land and property interest acquired by the Mayor and City Council within the project area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on Exhibit 3 are schematic and approximate. The Department of Housing and Community Development shall have the right in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 3, may be subdivided or combined.

6. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the project area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Jonestown Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Jonestown Planning Council, or its successor or its assignee, for review and comment, all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development. The written comments and recommendations shall be transmitted to the Department of Housing and Community Development no later than three (3) weeks after they have been submitted to the Jonestown Planning Council, or its successor; otherwise, it is presumed that the changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held and the Jonestown Planning Council, or its successor or its assignee, shall receive at least ten (10) days prior to such hearing written notice of the time and place of such hearing.

With respect to any land in the project area previously disposed of by the City for use in accordance with the Urban Renewal Plan, the then-owner of such land whose interests therein are materially affected by such changes, shall receive at least ten (10) days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of the Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof so held invalid, would have been adopted and approved.

APPENDIX A

REHABILITATION STANDARDS AND RECONSTRUCTION GUIDELINES

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all properties, whether occupied, vacant, or new construction, within the boundaries of Front Street, the south side of East Baltimore Street, South Central Avenue, and the north side of Pratt Street.

a. Windows

- (1) Windows not in front of the buildings shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.
- (2) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows and glass blocks shall be replaced with glass or approved plastic glazing. All exposed wood shall be repaired and painted.
- (3) Window openings in upper floors of the fronts of buildings shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes shall not be painted.

b. Building Fronts and Sides Abutting Streets

- (1) All defective structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
- (2) All cornices, upper store windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed and repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
- (3) Show Windows
 - (a) A show window as part of the building façade shall be defined to include:
 - i. the building façade and the entrance area leading to the door;

- ii. the door, sidelights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.
- (b) Show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure. All show window elements must be located within 13 feet of grade.
- (c) Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade.
- (d) All exposed portions of grilles must be completely concealed from view during business hours. All exposed portions of grilles, screens or enclosures that are normally painted and all portions that require painting to preserve, protect or renovate the surface shall be painted. Non-metal grilles and screens shall be prohibited.
- (e) All screens and grilles protecting entrances and show windows must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.
- (f) No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window.
- (g) Decalcomanias one square foot or less in area may be affixed to show windows or entrance door windows.
- (4) Solid or permanently enclosed or covered storefronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.
- (5) Awnings
 - (a) Soft awnings, canvas or like material, are permitted over the first floor and on upper floors over windows only.
 - (b) Awnings must be flameproofed.
 - (c) Awnings shall not project more than seven (7) feet from the building front and shall otherwise conform with the provisions of City ordinances.
 - (d) Awnings shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one (1) inch below the second floor window sill, whichever is lower.

- (6) Adjoining building used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (7) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be painted where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining.
- (8) Any applied facing materials which are decorative only shall be repaired as necessary according to the minimum standards set forth in these standards.
- (9) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.
- (10) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
- (11) Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with the other building front colors.
- (12) All colors and color schemes used in the project area shall be harmonious with the design of the buildings in the neighborhood.

c. Roofs

- (1) Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- (2) Any new mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. New equipment shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is infeasible, equipment shall be installed in a neat, presentable manner, and shall be painted in such a manner as to minimize its visibility.

- (3) Exterior antennas shall be located so as to be as inconspicuous as possible. Antennas shall not be mounted on façades that face a public right of way. Antennas shall be located a minimum of 10 feet from the edge of building façades facing a public right of way. Antennas over 5 feet in height shall be located a minimum of 20 feet back from the public right of way. No antenna or dish shall be more than 10 feet tall.
- (4) Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

d. Auxiliary Structures

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

e. Rear Yards

Where a rear yard exists or is created through the demolition of structures, the owner shall condition the open area in one of two ways as outlined below.

(1) Enclosure of Yards

A rear yard may be enclosed along side and rear property lines by a masonry wall, consistent and harmonious in design with the rear walls of the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must be not less than five (5) feet nor more than five (5) feet, six (6) inches in height. Use of barbed wire or broken glass on tops of walls shall not be permitted.

(2) Provision of Parking Area

An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. The building occupant shall be responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design.

f. Signs

- (1) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.

- (2) Flat signs shall be placed parallel to the building face and shall not project more than twelve (12) inches from the surface of the building and shall not exceed in area two (2) times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated separately as to size allowed for each. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or thirteen (13) feet above grade level, whichever is lower. Lettering applied to ground floor show windows or entrance doors shall not exceed two and one-half (2 1/2) inches in height. Signs shall be permitted at rear entrance doors but shall not exceed six (6) square feet in size, except where authorized by the Department of Housing and Community Development.
- (3) Marquees shall not be placed on any portion of any building.
- (4) Flashing or moving signs other than barber poles shall not be permitted.
- (5) Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.
- (6) Billboards either mounted on ground or on roofs shall not be permitted.
- (7) No free standing pole signs shall be permitted.
- (8) Projecting signs illuminated exclusively by remote sources may be attached perpendicular to the facade provided they do not project more than 4 feet out, are at least 10 feet above the sidewalk, and are no more than 16 square feet in area.
- (9) Neon signs shall be placed behind storefront glazing and shall not exceed 20% of a show window.

g. Period of Compliance

No work, alterations, or improvements shall be undertaken after enactment of the ordinance approving this Plan or the effective date of Ordinances amending these Rehabilitation Standards or the properties affected thereby, which do not conform with the requirements herein. However, the Commissioner may waive compliance in advance with one or more of these standards if the proposed improvements do not adversely affect the objectives of the Jonestown area.

APPENDIX B

DESIGN GUIDELINES

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all properties, whether occupied, vacant, or new construction within the boundaries of Front Street, the south side of East Baltimore Street, South Central Avenue and the north side of Pratt Street.

1. There shall be no building set back on East Baltimore Street or on South Central Avenue.
2. A minimum of 75 percent of the street frontage on East Baltimore Street and South Central Avenue shall be constructed with a building.
3. Building height at property line shall be a minimum of two stories and a maximum of 45 feet. Beginning as a setback of 20 feet, building height may increase to but not exceed 55 feet. Ground floors shall be a minimum 12 feet tall for buildings that have ground floor business uses. Height limitations shall not apply to church spires, cupolas, elevator penthouses, or gables.
4. Porches are considered as building along a street frontage. A porch may be one story tall if it is attached to a building that is at minimum two stories tall.
5. On East Baltimore Street and South Central Avenue, a primary entrance shall be located facing the public right of way.
6. Façades on East Baltimore Street or Central Avenue and on all public streets shall have between 25% and 65% percent of the total area fenestrated.
7. Buildings on Baltimore Street and South Central Avenue shall be faced with brick, painted brick, stone or architectural precast concrete on all sides facing a public street. Buildings facing all other public streets may include wood or simulated wood. Trim materials shall be wood, metal or molded millwork. As a minimum, decorative articulation shall be provided around windows, doors, and cornice lines that face a public street. Sides of these buildings not facing a public street shall be finished with brick, paint, stucco or decorative block finish. Rears of these buildings may also use wood or simulated wood facing materials when permitted by building code.
8. There shall be no vehicular curb cuts of single users on East Baltimore Street, South Central Avenue, or Lombard Street. All vehicular access shall be from public alleys or side streets.
9. All mechanical equipment oriented to residential property shall be visually screened.

10. Trash removal receptacles for commercial uses must be kept in a masonry enclosed area and visually screened from adjacent residential properties.
11. Lighting of commercial properties shall not be directed toward residential properties. Lights shall be oriented or shielded so that residences are not directly exposed to glare of strong light sources.
12. The Commissioner may waive compliance with one or more of these guidelines in advance if the proposed improvements do not adversely affect the objectives of the Jonestown area.

EXHIBIT 1: Land Use Plan



EXHIBIT 2: Property Acquisition

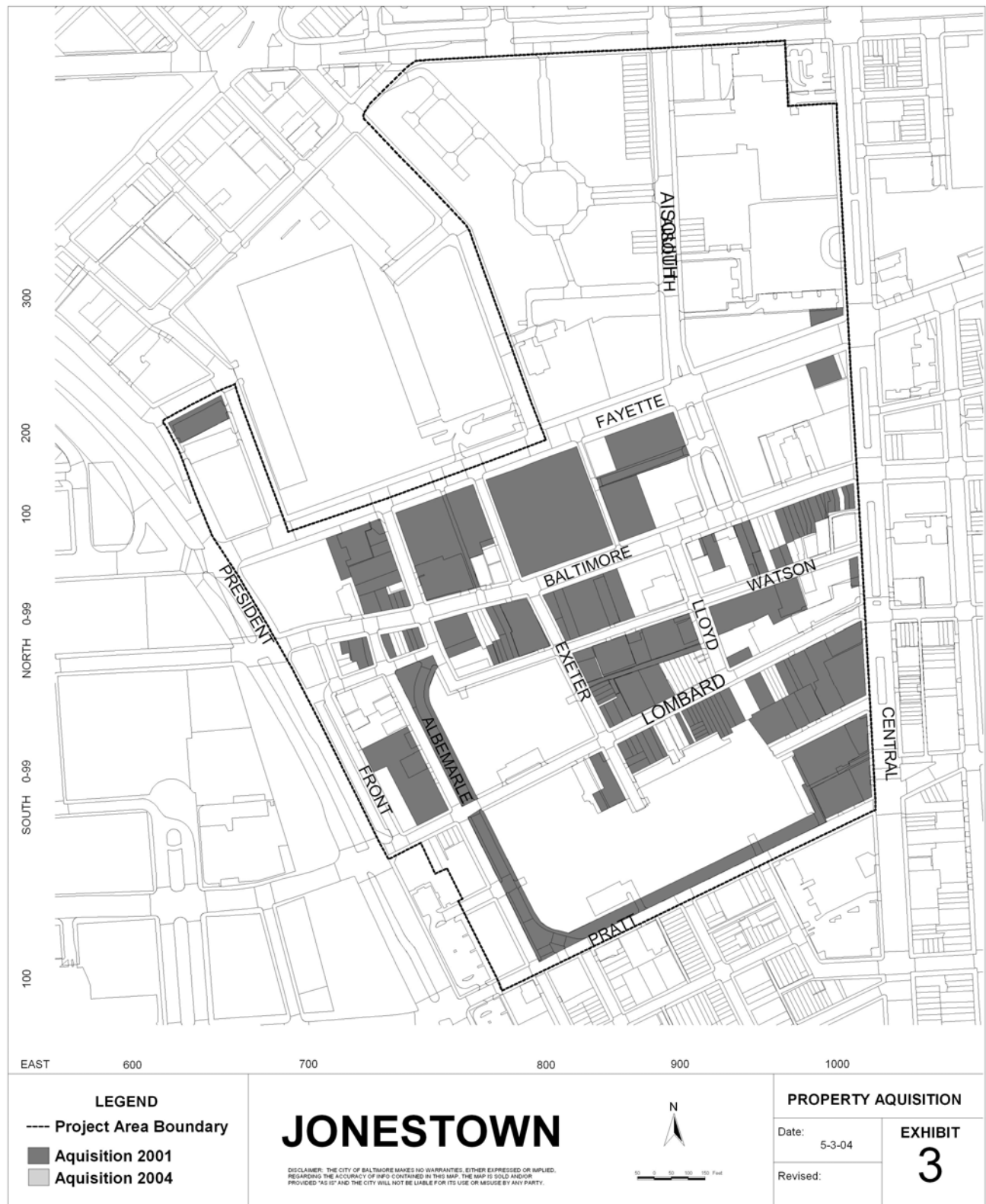


EXHIBIT 3: Land Disposition



EXHIBIT 4: Zoning Districts

